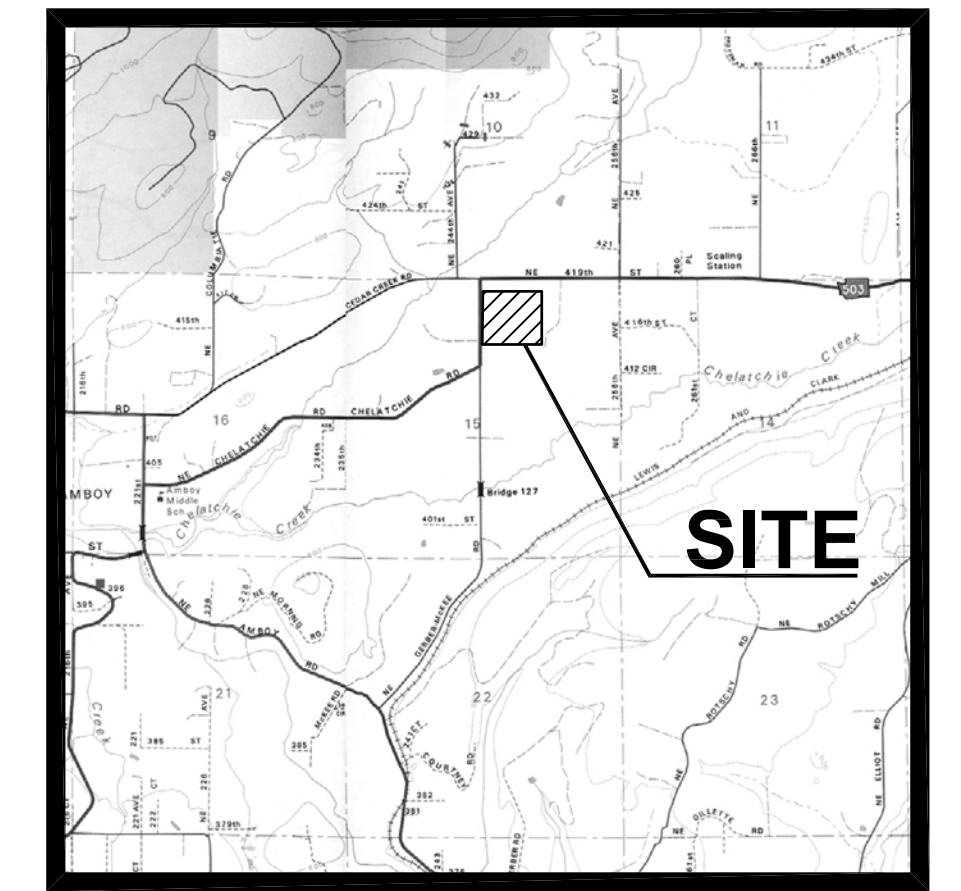
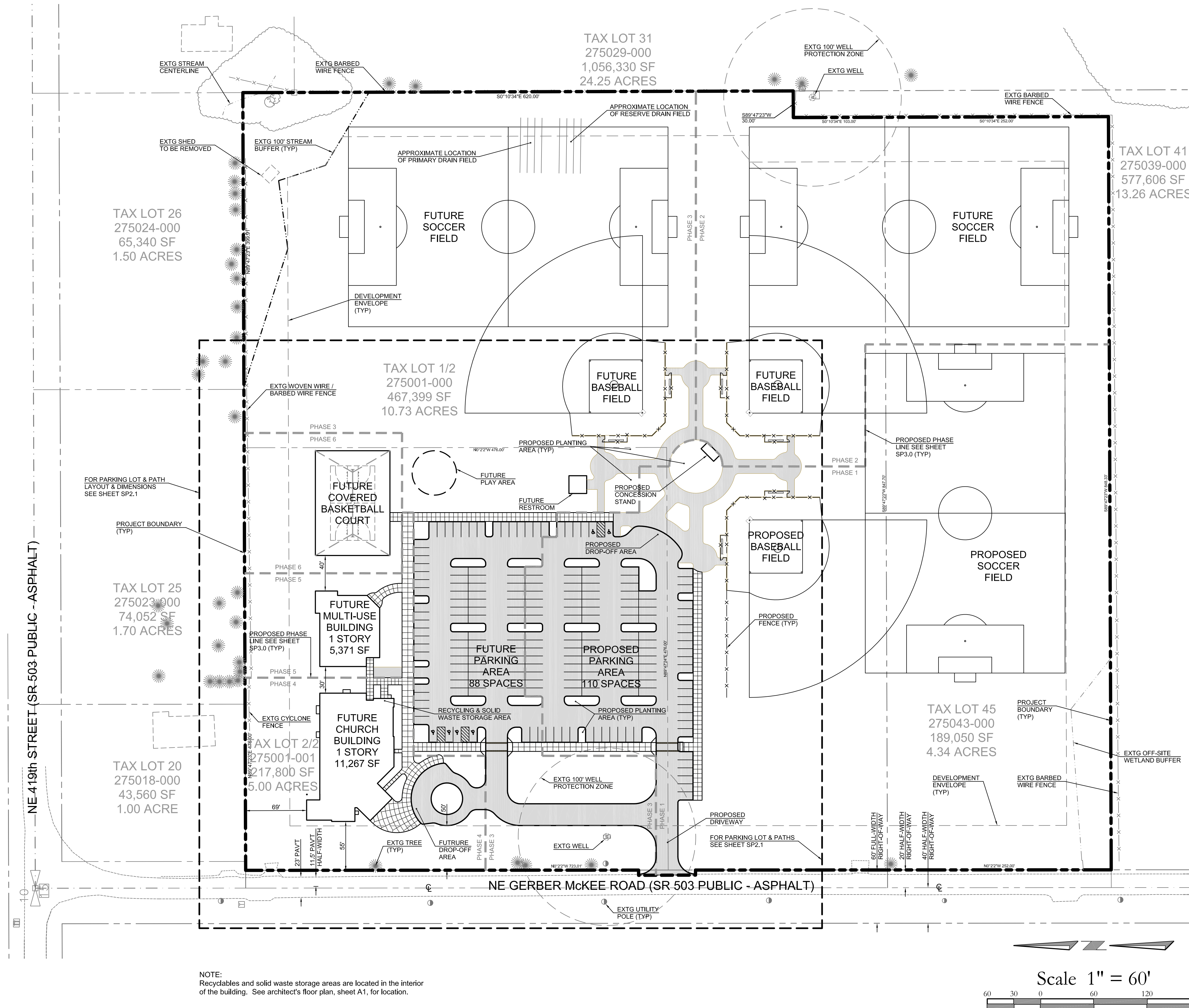


# AMBOY BAPTIST CHURCH

A Site Located In The N.E. ¼, Sec. 15, T. 5 N., R. 3 E., W.M.



**VICINITY MAP**  
NOT TO SCALE



**CONTACT INFORMATION:**

**OWNER:**  
**Amboy Baptist Church**  
24716 NE 419th Street  
Amboy, WA 98601

**APPLICANT:**  
**Amboy Baptist Church**  
8110 NE 239th Street  
Battle Ground, WA 98604  
**Norm Ellyson, Contact**  
(360) 607-6676

**CONTACT:**  
**HDJ Design Group, PLLC**  
 300 W. 15th Street  
 Vancouver, WA 98660  
**Andy Nuttbrock, Project Planner**  
 NuttbrockA@hdjdesigngroup.com  
 (360) 695-3488  
 (360) 695-8767, fax

**TRAFFIC ENGINEER:**  
**HDJ Design Group, PLLC**  
 300 W. 15th Street  
 Vancouver, WA 98660

## ENGINEER/LANDSCAPE ARCHITECT:

**HDJ Design Group, PLLC**  
300 W. 15th Street  
Vancouver, WA 98660

### PROJECT NOTES

**SITE INFORMATION:**

|                              |  |
|------------------------------|--|
| Parcel Serial #:             | 275001-000, 275001-001, 275043-000   |
| Existing Site Area:          | 20.07 Acres  |
| Site Improvements:           | 2 existing small sheds on site   |
| Zoning:                      | AG-20  |
| Comp Plan Designation:       | AG   |
| Neighborhood Assoc:          | No Mapping Indicators  |
| School District:             | Battle Ground - Impact Fee   |
| TIF Area:                    | None   |
| PIF Area:                    | None   |
| Sewer District:              | Rural/Resource   |
| Water District:              | Clark Public Utilities   |
| Soil Type(s):                | MsB, 95%; MoA, 5% of site  |
| Hydric Soils:                | Non-hydric, 95%; Hydric, 5% of site  |
| Slope(s):                    | 0-5%, 100% of site   |
| Landslide Hazards:           | No Mapping Indicators  |
| Flood Zone Designation:      | Outside Flood Area   |
| CARA:                        | 2  |
| Wetlands:                    | No Mapping Indicators  |
| Habitat & Species Areas:     | No Mapping Indicators  |
| Habitat & Species Buffers:   | No Mapping Indicators  |
| Archaeological Predictive:   | Moderate (40-60%), 28%; Moderate-High (60-80%), 22%; High (80-100%), 48% of site |
| Archaeological Site Buffers: | Yes  |

**LAND USE:**

The proposed project is comprised of three tax lots totaling 20.07 acres identified as parcel numbers 275001-000, 275001-001 and 275043-000. A church of approximately 11,000 SF, a multi-use building of approximately 5,000 SF, a covered basketball court, three baseball/soccer fields and the associated parking are being proposed as part of this phased project.

The proposed project is zoned AG-20 and carries a comprehensive plan designation of AG. The proposed church use is conditionally allowed in the existing zone designation.

The site currently has public street frontage along NE Gerber McKee Road (SR 503) to the west, that intersects with NE 419th Street approximately 200 feet to the north.

The site is currently vacant land with one small shed and a small well/pump house on site.

Boundary, topographic and environmental information were obtained from Lawson Land Services Inc. and available GIS information.

**TRANSPORTATION AND UTILITIES:**

The site is bound by three private lots to the north; two private lots to the east; one private lot to the south; and NE Gerber McKee Road (SR 503) to the west.

NE Gerber McKee Road (SR 503) is partially developed with a dedicated 60-foot full-width right-of-way and no curb or sidewalk improvements.

There are no existing bike lanes within 100' of the site and no transit stops are located within  $\frac{1}{4}$  mile of the site.

Public water services will be provided by Clark Public Utilities. Sewer will be provided via private septic system. The nearest fire hydrant is approximately 500' west of the intersection of NE Gerber McKee Road and NE 419th Street; and is on NE 419th Street.

**ENVIRONMENTAL:**

According to available GIS information, there are no mapping indicators for landslide hazards; slope stability; flood zone designations; or wetlands. The site is also identified as containing both hydric and non-hydric soils over portions of the site.

The site is identified as being within an area designated CARA 2 (Critical Aquifer Recharge Area).

Portions of the site are identified as "high" for the probability of archaeological resources on the Archaeological Predictability map for Clark County. An Archaeological Predeterminations Survey has been conducted (ARC2008-00035) and no significant finding were made. The application was final on 06-03-2008. The site does not contain any historical sites, habitat conservation area or habitat buffers.

There is a small stream running through the north east corner of the site. For more information, see the Habitat Assessment report prepared by The Resource Company, Inc. and dated May 1, 2008. There are no areas prone to flooding on the site and the site is not located in a designated shoreline area.

There are no existing wetland areas on site. See the Wetland Delineation & Assessment report prepared by The Resource Company, Inc. and dated February 11, 2008.